

RIVERSTONE

RESIDENTIAL GROUP

March 24, 2009

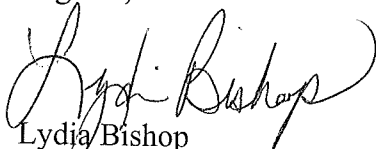
RE: Robbins Development Partners

I had the pleasure of working with Jeff Robbins and Rhonda Coy of Robbins Development Partners on several projects during their tenure at Broad Street Partners. This includes the development of Tradition at Alafaya, a 253-unit community in East Orlando, and Heritage on Millenia, a 303-unit community near the Millenia Mall.

My experience with Jeff and Rhonda was exemplary. Their ability to provide leadership on the development and operational level as well as strong communication skills were key to the successful development, lease up, and sale of both communities. I was especially impressed with their ability to develop a strong team including architects, landscaping designers, and property management. This team atmosphere was evident through all phases of the project including the development, construction and lease up. Our Riverstone team was able to successfully lease up and assist in the sale of these projects due to the open communication, support, and issue resolution we found in working with Jeff and Rhonda.

Riverstone Residential Group would be pleased to partner with Robbins Development Partners in future endeavors. Feel free to call me if you have additional questions or would like to talk further about my experience with Jeff and Rhonda.

Regards,



Lydia Bishop
Vice President